WARRANTY DEED

BOOK 11277 PAGE 769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Karen M Kohl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 2? 200?

MICHAEL PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Taylor, Philbin, Pigue, Marchetti & Bennett, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Kohl	Guaranty Trust Mortgage Company	129-11-41
(NAME)	(NAME)	
88 Vaughns Gap Road	640 Broadmor Blvd., Suite 100	07DZ36958
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND **VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Edward Kohl, Margaret Rose Allen, Mary Angela Kohl Drennan, Karolyn Elizabeth Kohl Wyatt and John B. Kohl, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen M. Kohl, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 166 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, pages 3, 4, 5, Register's office for said County.

SAID Lot No. 166 fronts 100 feet on the east side of Vaughns Gap Road, and extends back 156.55 feet on the north line and 153.8 feet on the south line, to a dead line in the rear on which it measures 100.03 feet.

BEING the same property conveyed to John B. Kohl, Jr. and wife, Mary B. Kohl by deed from John W. Ulery and wife, Janis A. Ulery or record in Book 4275m Page 806 Register's Office for Davidson County, Tennessee, the said Mary B. Kohl having predeceased her husband, John B. Kohl, Jr. who died on January 16, 1998 leaving a Last Will and Testament of record in Will Book 219, Page 727 Probate Court Clerk's Office for Davidson County, Tennessee which Will devised the aforedescribed property in equal shares to his five children, Karolyn Elizabeth Kohl Wyatt, John B. Kohl, III, Mary Angela Kohl Drennan, Margaret Rose Allen and James Edward Kohl who are the only devisees under said Will and who are the named grantors herein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 88 Vaughns Gap Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 30th day of December, 1998.

Mary Angela Kohl Drennan
Mary Angela Kohl Drennan by John B. Kohl, III, her Attorney-In-Fact

James Edward Kohl
James Edward Kohl by John B. Kohl, III his Attorney-In-Fact

Karolyn Elizabeth Kohl Wyatt
Karolyn Elizabeth Kohl Wyatt by John B. Kohl, III her Attorney-In-Fact

Margaret Rose Allen
Margaret Rose Allen by John B. Kohl, III her Attorney-In-Fact

John B. Kohl, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the State and County aforesaid, Karolyn Elizabeth Kohl Wyatt, and John B. Kohl, III, with whom I am personally acquainted, or proved to one on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 1998.

Commission expires: My Commission Expires MAY 27 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John B. Kohl, III with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Mary Angela Kohl Drennan, Margaret Rose Allen and James Edward Kohl and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purpose therein contained.

Notary Public

My Commission Expires: My Commission Expires MAY 27 2001

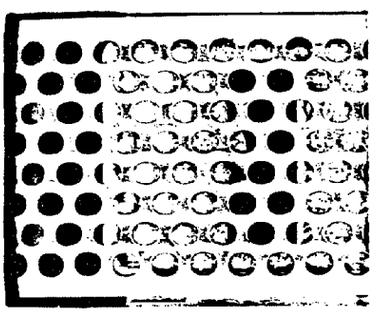
0531699

IDENTIF. & REFERENCE

98 DEC 31 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

7400 12/31 0101 03CHECK 529.00



OFFICIAL RECEIPT

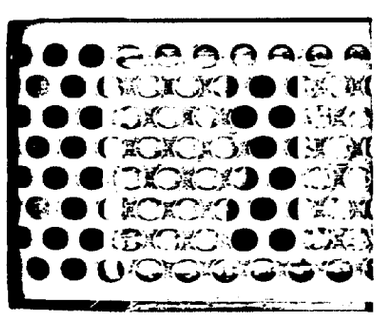
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11277 PAGE 771

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	



0531699
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHRT
140000.00
CO% TX 518.00
PRFEE 1.00
WDEED 0.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

12/31/98 01 15:32 0001 7400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404706